



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Lee Abt, Esquire
Princeton Place
3747 Church Road, Suite 102
Mt. Laurel, New Jersey 08054
(856) 914-5100
Attorney for Debtor
(LA 5525)

Order Filed on March 16, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

Case No. **18-22458-JNP**

CHARLES J. ZIMMERMAN,

Hearing Date: 3/16/21 AT 11:00 AM

Judge: Jerrold N. Poslusny, Jr.

Chapter 13

Debtors.

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: _____ Followed <u>XX</u> Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: March 16, 2021



Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

After review of the Debtor's Motion for authorization to sell the real property commonly known as 200 Boston Avenue, Egg Harbor Township, New Jersey 08234, (the Real Property),

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. Sections 363(b) and 1303.
2. The proceeds of sale must be utilized to satisfy the liens on the Real Property unless the liens are otherwise avoided by court order. Until such satisfaction the Real Property is not free and clear of liens.

OR: XX Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtors' attorneys upon further order of this court.

- 3.. Other closing fees payable by the Debtors may be satisfied from the proceeds

of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

6. The N/A *balance of proceeds* or the N/A *balance due on the Debtors'*
Chapter 13 Plan must be paid to the Chapter 13 Standing Trustee in the
Debtors' case.
7. A copy of the HUD settlement statement shall be forwarded to the Chapter 13
Standing Trustee 7 days after closing.
8. XX The Debtor must file a modified Chapter 13 Plan and amended
Schedules

I and J within 10 days of the date of this order.

9. Other provisions: Debtor shall continue making all payments required under his
Chapter 13 plan. Debtor is authorized to pay the usual and necessary costs and
expenses of settlement and the real estate commissions not to exceed five (5%)
percent of the gross sales price. Debtor's counsel shall be allowed a legal fee of
\$500, plus \$50 for costs, for a total of \$550, for representation in connection with
this motion, which is to be paid outside the plan. The 14-day stay provisions of
[Fed.R.Bankr.P. 6004\(h\)](#) are hereby waived.

In re:
Charles J. Zimmerman
Debtor

Case No. 18-22458-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Mar 16, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 18, 2021:

Recip ID	Recipient Name and Address
db	Charles J. Zimmerman, 200 Boston Avenue, Egg Harbor Township, NJ 08234-6923

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 18, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 16, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Select Portfolio Servicing Inc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth L. Wassall	on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER ewassall@logs.com njbankruptcynotifications@logs.com;logsecf@logs.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Lee Abt	on behalf of Debtor Charles J. Zimmerman leeabt2@verizon.net r40016@notify.bestcase.com
Rebecca Ann Solarz	on behalf of Creditor Select Portfolio Servicing Inc. rsolarz@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: Mar 16, 2021

Form ID: pdf903

Total Noticed: 1

TOTAL: 7